Memo

Subject: Key Issues identified in Stakeholder Interviews

Client: City of Mesa

Project: Williams Gateway Strategic Development Plan

From: Ami Brogan

To: Mike James

1. Infrastructure around the Loop 202 must be developed general comments encompassed the issue of infrastructure throughout the area - that it must be addressed; sentiment that this is the City's responsibility, also

2. WGA must makes its vision for the airport known to the community, developers, etc.so that they can start to think about the best ways to develop around it. General sentiment that WGA has been too aggressive in identifying the noise contours and areas not appropriate for residential, as a result

3. Our Plan needs to think about the region - not just the planning area. It can serve Gilbert, Queen Creek, AJ and Pinal County. This could be the key to bringing tax dollars to Mesa.

4. There needs to be a mix of uses in the area, not just industrial. There needs to be Residential, Business Class A office Space, Business Parks, Retail, Commercial, and industrial.

5. There also needs to be Mixed use development - build vertical where applicable with retail, office, residential.

6. Developers want flexibility. They was something more closely resembling form-based code than euclidian zoning.

7. Rail Spur in the Southwest corner of the area is not applicable for frieght/rail yard extension. Maybe possible for commuter rail at some time.

8. Want to live, work, and play in the area. To be a self-sufficient area. Want this to be it's own community

9. Roads to be addressed: Power Rd, Ray Rd, and Ellsworth Re-alignment

10. Desire for density in the DMB area. This would help the noise issue from the airport, the scarcity of residential space as well as provide mixed residential options.

11. WG Freeway alignment is not set. Two alignments are being considered still at this time. This is important through the development of land in the SE corner.